054.A	0001	0003.1	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	232,200 /	232,200
					USE VALUE:	232,200 /	232,200
					ASSESSED:	232,200 /	232,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PRENTISS RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	ALOSIA REALTY TRUST 1349	
Owner 2:	LEONE DAVID A ETAL TRS	
Owner 3:		
Street 1:	19 PRENTISS RD UNIT 1	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ALOSIA REALTY TRUST 1349 -
Owner 2:	LEONE DAVID A ETAL TRS -
Street 1:	19 PRENTISS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Funct. Hall with a Lodge Building built about 1950, having primarily Stucco Exterior and 5120 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
954	0.000	232,200			232,200
Total Card	0.000	232,200			232,200
Total Parcel	0.000	232,200			232,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 45.35 | /Parcel: 45.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

316774

GIS Ref

GIS Ref

Insp Date

07/26/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 054.A-0001-0003.1

!16098!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	954	FV	232,200	0	.		232,200	232,200	Year End Roll	12/18/2019
2019	954	FV	238,500	0	.		238,500	238,500	Year End Roll	1/3/2019
2018	954	FV	238,500	0	.		238,500	238,500	Year End Roll	12/20/2017
2017	954	FV	238,000	0	.		238,000	238,000	Year End Roll	1/3/2017
2016	905	FV	238,000	0	.		238,000	238,000	Year End	1/4/2016

PRINT

Date	Time
12/11/20	05:44:36

LAST REV

Date	Time
07/26/17	15:12:58
danam	
16098	

USER DEFINED

Prior Id # 1:	36115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALOSIA REALTY T	63735-181		8/10/2014		10	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2016	1323	Redo Kit	25,000	O				
1/20/2015	73	Manual	2,200					Awning.
8/11/2014	971	Awnings	6,000		8/14/2014			Construct a new 14

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2017	Measured	DGM	D Mann
7/26/2017	Left Notice	DGM	D Mann
7/26/2017	Permit Visit	DGM	D Mann
1/13/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
954	Funct. Hall		0		Sq. Ft.	Site		0	0.	0.00	7329																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 954 | Funct. Hall | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	69 - Lodge		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	54.650000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	3.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		3.2	%

CALC SUMMARY

Basic $ / SQ:	40.00
Size Adj.:	0.99531251
Const Adj.:	1.05340505
Adj $ / SQ:	41.939
Other Features:	25184
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	239910
Depreciation:	7677
Depreciated Total:	232233

COMMENTS

SON`S OF ITALY.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB	4	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	41.94
Special Features:	0	Val/Su Net:	45.35
Final Total:	232200	Val/Su SzAd	45.35

SKETCH

UnSketched SubAreas:
GLA: 5120,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	5,120	41.940	214,726

Net Sketched Area:	5,120		Total:	214,726	
Size Ad	5120	Gross Are	5120	FinArea	5120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

054.A-0001-0003.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc